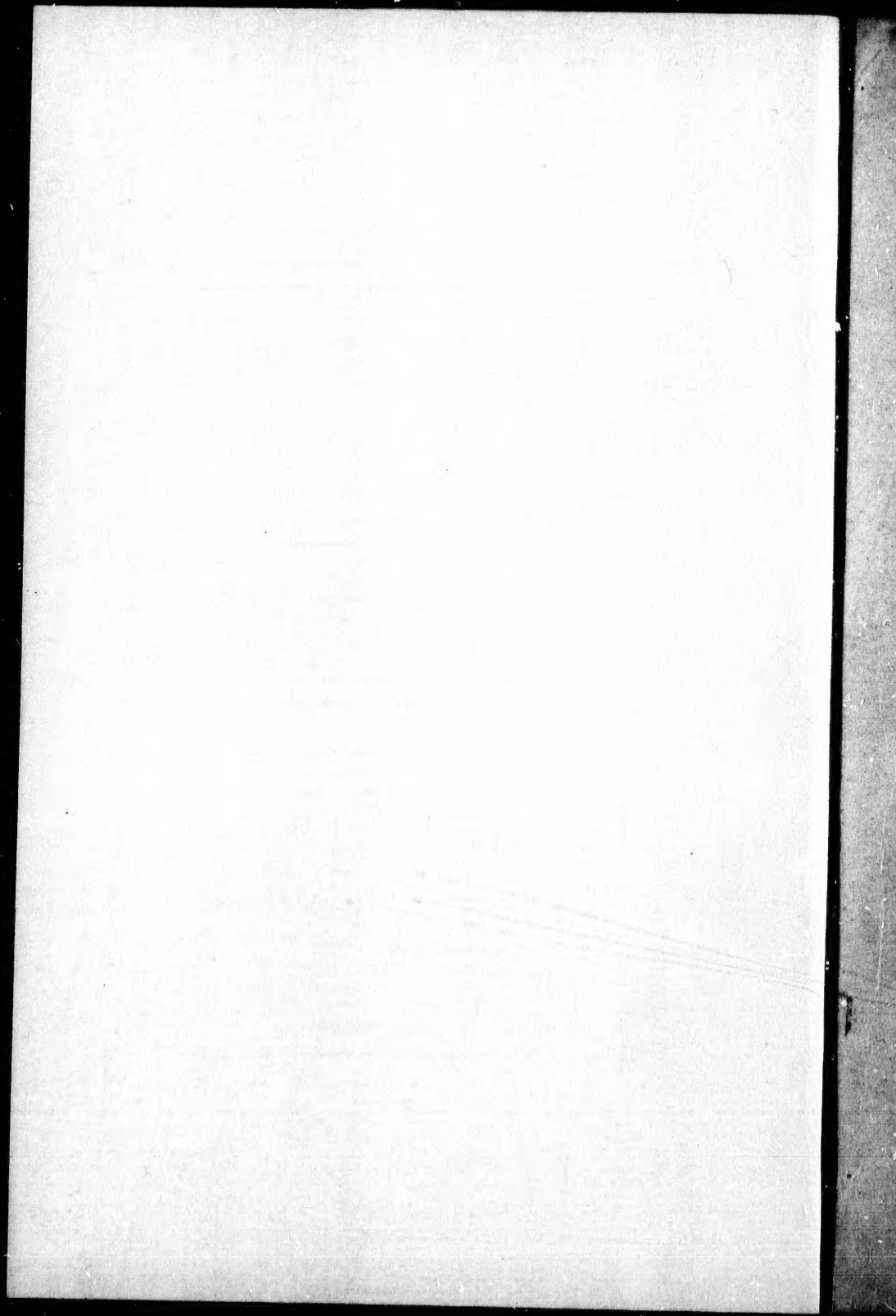




Report
OF THE COMMITTEE APPOINTED
BY THE
VESTRY OF ST. JAMES'S CHURCH,
TO REPORT ON THE REBUILDING OF THE CHURCH.
TORONTO, 1849.

At an adjourned Meeting of the Vestry of St. James's Church,
held at the Central School House, Adelaide Street,
Toronto, on Thursday, the 19th day of April, 1849. The
Reverend H. J. GRASETT, M. A. Rector, in the Chair, it
was *Resolved*, That—

THE RECTOR,	WM. PROUDFOOT, ESQUIRE,
THE CHURCHWARDENS,	HON. JAS. E. SMALL,
THE HON. THE CHIEF JUSTICE,	WM. ATKINSON, ESQUIRE,
" MR. JUSTICE DRAPER,	JAS. BROWNE, "
FREDERICK WIDDER, ESQUIRE,	P. M. VANKOUGHNET, "
PETER PATERSON, "	HON. H. SPERWOOD,
J. H. HAGARTY, "	HIS HONOUR THE MAYOR,
J. G. HOWARD, "	ALEXANDER DIXON, ESQUIRE,
GEO. P. RIDOUT, "	THE SHERIFF,
WM. WAKEFIELD, "	THOS. HELLIWELL, ESQUIRE, and
CHARLES BERCZY, "	JOHN DUGGAN, "

Be appointed a Committee on behalf of the Vestry and Congregation of St. James's Church, to consider and report upon the measures most expedient to be adopted for restoring their Church, destroyed by the late calamitous fire; and that the Committee be requested to give their attention to the following points:—

- 1st. The most eligible Site for the new Building.
- 2nd. The size of the Church.
- 3rd. The Materials, whether of Brick or Stone.
- 4th. The Style of Architecture.
- 5th. The best means of procuring suggestions as to the design of the Structure.
- 6th. Probable cost, and means of providing for it.

with any other matters which it may deem desirable to bring under the consideration of the Vestry, at a Meeting to be convened upon the call of the Rector and Churchwardens, whenever the Committee shall be prepared to Report.

REPORT.

The Committee appointed by the Vestry, at their last meeting, to report upon the best measures to be adopted for rebuilding St. James's Church, having fully considered the subject, with particular reference to the points specially suggested in the resolution by which they were appointed, have agreed to the following Report:—

1st. The Committee recommends that the new building, instead of occupying the former site, shall be placed with its front towards Church Street; and that it shall range E. & W., or rather, shall be parallel with King Street:—that it shall stand about 90 feet South of Adelaide Street, and be nearly equi-distant from the Eastern and Western limits of the vacant plot around it. In making this recommendation, the Committee assumes that the Insurers will not desire to exercise the option to rebuild, if that should be open to them.

2nd. They recommend that the building shall not be on a smaller scale than the former Church, which was capable of accommodating from 1,800 to 2,000 persons. They think that size sufficient, and that even with Galleries, a greater number than 2,000 could not by any comfortable and proper arrangement be so placed as to hear with distinctness the services of the Church. They do not therefore recommend that it should be larger than the former Church, and as they

believe that the old arrangement of the Aisles and distribution of the Pews was satisfactory, they conceive that there is no good reason for departing materially from the size of the building or the plan of the interior. By adhering to them, the advantage will be obtained of being able to restore to the several Pew-holders the same description of Pews as they had before, and in the same relative situations.

3rd. They recommend that the Church shall be constructed of the White Brick, which is now much used, and which is made in this neighbourhood of an excellent quality; with Cut Stone dressings, and mullions of Cut Stone, or of Cast Iron.

4th. That the style of Architecture be Gothic. The details must be left to the judgment and taste of the Architect and building Committee.

5th. The Committee considers that the means to be taken for procuring the best design must necessarily depend on the delay which the Vestry are willing to incur before they commence the building. If time will admit of it, there would be great advantage in referring to England for elevations and plans of two or three of the most admired and approved Churches among those recently erected. The Gentlemen who may compose the building Committee, when they know what the Vestry shall have resolved upon, respecting the time of commencing the Church, will be best able to judge of this.

6th. The Committee are of opinion that £10,000 may be assumed as the sum which will be required for completing the Church to that extent at least, that it may be used for Public Worship, leaving the Spire, or some portion of it, as well as other parts of the structure which, though purely ornamental, may be necessary to complete the design, to be added gradually as funds may be procured.

Towards this sum of £10,000, the printed statement exhibited at the last Vestry meeting, shows a balance of money supposed to be available to the congregation of £5357 2s. 10d.

This statement is founded on the supposition that £8,500 Insured upon the late Church will be paid without deduction or delay, the Committee not being aware of any reason to the contrary. The same statement assumes also that £958 18s. 5d., debts due to the Church will be paid, which is perhaps not certain, to the full extent, and in which at any rate some delay must be expected.

On the other hand, when credit is taken in that statement for a balance of only £5357 2s. 10d., as remaining of these two sums; it is because it is assumed that a debt of £3500, yet due for monies borrowed for re-building St. James' Church after the fire in 1839, is to be paid off at once out of the Insurances; and also several small charges against the Church, which added to the debt above mentioned make them amount in all to £4101 15s. 7d, leaving the balance already stated of £5357 2s. 10d., a clear sum available for the new church, subject, however, to a possible abatement of some portion of the £958 18s. 5d., debts due to the Church.

Then taking that (with the explanations given)

to be a sum available..... £5357 2 10

It is suggested that the proprietors of pews in the old Church shall pay one-third of the original upset price of their pews, in notes at four, eight, and twelve months, with interest from the date of the building contract to be entered into, which would yield

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Also, that the pews remaining to the Church shall be put up to auction at half only of the original upset price, payable one-fourth down, and the remaining three-fourths in notes at four, eight, and twelve months, with interest from the day of sale; these would yield at that price.....

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It will be seen from this statement that to make up the £10,000, which we think should be provided from resources that may be certainly reckoned upon, about £1000 more will be required.

Something might be hoped for from a subscription among those members of the congregation not owning pews, but it would not be safe to calculate upon this to any considerable extent.

It has been considered whether it would be desirable to suggest that the pew-holders instead of paying one-third should pay half the upset price of their pews in the former Church. The difference between that and one-third would fully make up the sum to £10,000; and though it might bear hard

in some cases, it would not be unjust in principle to exact the half, because when the pew-owners shall be replaced in pews in the new Church they will receive them in a Church free from debt, or incumbrance of any kind, whereas the former pews were held by them in a Church incumbered with a debt of £4000 and upwards, for which they as members of the congregation were liable; and when their Church thus encumbered was destroyed it was not insured for its full value but for a sum very considerably below its cost, which leaves them without adequate funds for restoring it, even if there had been no debt, and the congregation can make no just complaint on this score, for so far from its being the fault of the officers in charge of their Church, the fact is that the congregation had expressed an intention at a previous Vestry meeting to reduce the insurance by one half, imagining that the danger of fire was slight; and it was entirely owing to the zeal and prudence of the Churchwardens, who of their own accord kept up the insurance, that the reduction was not made, which as matters have turned out would have been ruinous.

Taking, then, into account the debt which, at the time of the destruction of the Church, stood against the proprietors of the Pews, and the inadequacy of the sum, actually insured, to restore the Church, even without paying off the debt, it must be owned that the actual value of the Pews in the old Church, under those circumstances, was not more than equivalent to half of the value of Pews in corresponding situations in the new Church; and that the pew-holders could not claim the right to be so reinstated in a Church free from debt, without contributing as much as half the price of their Pews. In other words, their clear interest in the money insured, after the debts are paid, would not produce them more than half the price of their new pews.

There are many, perhaps, who would not only assent to this truth, but would be willing to act upon it; and there are some, we know, who, in order to provide the means of repairing our great loss in a suitable manner, would agree to look upon the fire as a calamity calling upon them for a sacrifice of all their interest in a Church which no longer exists, and would purchase their Pews in the new Church, upon an open competition, without stipulating for any allowance on account of their old Pews.

But the Committee would not suggest this as a proceeding which can be expected to be adopted, especially in times like

the present, nor do they even recommend the exacting so much as the half, apprehending that many of the pew-holders might think it inconveniently onerous. They confine themselves to recommending the payment of one-third as already stated, but then there will remain a considerable deficiency to be supplied; and the Committee know no resource that could so certainly be depended upon, not only for making up this deficiency, but for relieving the congregation, in all time to come, from charges which are inseparable, from the due care and maintenance of the Church, as the revenue which might be derived from leasing a portion of the land attached to it.

This tract extends 261 feet along King St. and Adelaide Street, and 412 feet along Church Street: it was granted by the Crown for the Site of the Church and for a Burying-Ground, and if it be thought advisable by the congregation that a portion should be leased, in order to obtain a fund towards building the Church, it would, perhaps, be judicious, in order to prevent any doubt arising as to the power of the Vestry, to apply for an act of the Legislature permitting that use to be made of it.

The congregation has within a few years purchased and enclosed, at great charge, a very eligible tract of land for a Cemetery in the vicinity of the Town; and they not only will not require in future to use the ground attached to the Church as a burial ground, but they are positively restrained from doing so, by the regulations of the City. This circumstance, and the fact that during the mortality which prevailed here occasioned by the Ship Fever, the dead of other denominations were freely admitted, in great numbers, into the Cemetery belonging to St. James' Church, would, no doubt, induce the Legislature to give any reasonable facility to the congregation for availing themselves of this land as a source of revenue, if it shall be thought proper to apply for it, in the circumstances in which they are placed.

If it should be thought judicious by the Vestry to have recourse to that measure for raising funds, no time should be lost in taking the necessary steps.

Of course if it should be found that any portion of the ground, in which Interments have taken place, would require to be interfered with, the same steps would be taken as have been usual in such cases in other countries; affording full opportunity for the friends of those whose remains now repose

there to deposit them in the Cemetery, and taking care to remove thither carefully, at the expense of the congregation, the bodies of all those, whose relations are not living in Toronto.

But the details of any plan, which contemplates Leasing a portion of the ground, need not be further gone into, till it has been ascertained whether the Vestry approves of any measure of the kind. If it should be determined upon, the Committee are prepared to submit several specific suggestions respecting the quantity of land that might be Leased, the method of laying it out, and the regulations proper for guarding against any thing unsightly or offensive, from the proximity of houses to the area around the Church. It is only necessary to say here that the Committee would not propose any plan of the kind, which would not leave an open area for the Church as much as 260 feet square.

It is material also to observe that of the sum derived from pew rents, the congregation have had hitherto to appropriate annually £210, to pay the interest of the large debt due by the Congregation; and that if by measures which can now be taken the new Church can be erected and the old debt fully paid off, it will be in the power of the Vestry, if they think proper, to reduce the ground rents on the pews, so far at least as to make the proposed contribution of one-third of the value of their pews no actual loss to the pew holders.

All which is respectfully submitted.

J. B. ROBINSON, *Chairman.*

Toronto, 5th May, 1849.

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